

Las Vegas

BUILDING LAS VEGAS INTO A WORLD-CLASS CITY

GROWTH WATCH

It's a New Era for Master Planned Communities

Las Vegas has entered into a new era of community development that allows the city to grow in a sustainable way that protects its unique quality of life. This past May the Las Vegas City Council adopted the Kyle Canyon development agreement and development standards and design guidelines. This 1,712 acre community is an innovative concept in master planning, preserving the natural resources and incorporating them into the project. The agreement and its standards and guidelines will apply to the lands acquired by the Kyle Acquisition LLC via a Bureau of Land Management (BLM) public auction in 2005 that are commonly referred to as the Kyle Canyon Gateway area.

"In addition to this being a sustainable community, this project is also an



Natural features like this arroyo will be protected in Kyle Canyon.

example of smart growth and protecting families," said Ward 6 Councilman Steven D. Ross, who represents the area where the project is located. "The developer is required to help fund roads, schools, parks, police and fire facilities. This development will also be on the cutting edge when it comes to public safety. Every building will have sprinkler systems, even the homes. This will help save lives and protect our fire resources."

The standards are a culmination of an extensive planning process that began when the land was initially designated for disposal by the BLM. The city met

with area residents 10 times and their shared vision was reflected in the Kyle Canyon Gateway Plan. This plan was used as a guide for the negotiations between the city and the master developer. A main objective is to ensure that the primary arroyos running through the property are retained as open

space. Residents will also have input on the standards to be established for areas planned to be mixed-use. The developer will be holding public meetings in the future to get neighborhood input on the design standards for the areas planned for mixed-use and the proposed gaming enterprise district.

The Kyle Canyon development agreement, development standards and design guidelines are the result of the master developer and the city of Las Vegas working together to meet council-adopted objectives. The

— CONTINUED ON PAGE 2

Summer 2007 INSIDE THIS ISSUE

- 2..... New Tech for Historic Resources
- 3..... Floyd Lamb Park at Tule Springs Transfers
- 3..... 2007 APEX Awards

- 4..... CELEBRATE Formed to Go Green
- 4..... Citizens Leadership Academy
- 4..... News Updates
- 5..... Homeowner Outreach

- 5..... "New and Improved" Notification System
- 6..... 2nd Quarter Charts
- 7..... 2nd Quarter Charts
- 8..... Profile



New Tech for Historic Resources

The Planning & Development Department has created a database in Geographic Information Systems (GIS) to help other city departments manage development projects that involve federal monies, permits or land.

If a development project has funding from a federal source, it may be subject to what is called a Section 106 Review. The city receives millions in funding from the Southern Nevada Public Lands Management Act, the Community Development Block Grant program, a Housing and Urban Development program and the Nevada Department of Transportation through the Transportation Enhancement program, a Federal-Aid Highway fund administered by the Federal Highway Administration.

A Section 106 Review is an environmental review required as part

of the National Historic Preservation Act (NHPA) of 1966, to assess the impacts that a development project may have on historic or archaeological resources that are eligible or potentially eligible for listing on the National Register of Historic Places. A development project means anything from a building to a trailhead to sidewalk repair.

Although not necessarily difficult, Section 106 reviews require extensive interagency coordination and can add significant costs and a minimum of 90 days to a project timeline. If eligible historic resources are found, then a mitigation process between the federal agency and the city is initiated. Mitigation often involves nothing more than documenting the resource in question with photographs and preparing an historic context report;

however, it adds more time to the project. Because the city is committed to preserving our community's significant historic buildings, these factors need to be considered as early as possible in the planning stages for all projects considering using federal funds.

The GIS database will give departments a jump on determining the timeline and budget for the project by providing information about which buildings have been surveyed for eligibility for listing on the National Register of Historic Places, which buildings have been determined eligible and which buildings are actually listed on the Register. It is hoped that this will become a great money-saving and planning tool for all departments while determining the scope of work for a given project.

It's A New ERA – CONTINUED FROM PAGE 1



Artist's conceptual example of a sustainable traditional neighborhood development. Rendering by Martin-Kyle Milward for Walker Macy.

agreement requires the incorporation of innovative design and planning tools that emphasize the pedestrian and neighborhood connections called for in the traditional neighborhood development zoning designation.

The design guidelines include detailed descriptions of how the developers are to incorporate and provide access to the area's natural environment and the proposed trail system. The natural arroyos are excluded from development and are integrated as a part of the community's parks and open space. For example,

the developer is required to provide pedestrian access points from all developer parcels that are adjacent to these natural features. The trail and pedestrian pathways system within the master plan area is extensive, making the entire master plan area pedestrian accessible.

The plan requires links between neighborhoods using both vehicular and pedestrian paths. Streets will be pedestrian-oriented with protected sidewalks and trails that are separated from the roadway by landscaping buffers of varying widths. Collector and neighborhood streets will provide on-street parking lanes to add an extra layer of separation between pedestrian and vehicular traffic. A key principle of traditional neighborhood development is that the residential density is related to street type – wider, more heavily traveled streets warrant higher density and less dense, detached single-family neighborhoods on narrower, quieter streets.

Within the neighborhood residential

parcels, each builder is required to produce at least two single-family building types and no building type can exceed 60% of the units in that developer parcel. Solid block walls will be minimized and fencing with an open design will be used. The wall heights are variable based on the topographic constraints of the individual site. The plan limits the number of gated communities within the plan area to a maximum of 4,000 units or 25% of the master plan's residential offerings. Enclosing the development with solid perimeter walls is prohibited and fencing that has an open design is encouraged.

The Kyle Canyon Development Standards and Design Guidelines are available on the city's Web site at www.lasvegasnevada.gov/planning (select Master and Special Area Plans). Copies are also available at the Planning & Development Department's front counter at the city's Development Services Center located at 731 S. Fourth Street, Las Vegas, NV 89101.



State Transfers Floyd Lamb Park at Tule Springs to the City

Transfer contingent on park's new master plan

For long-time residents as well as newcomers, Floyd Lamb Park at Tule Springs is a touchstone for the frontier days of Las Vegas. The city of Las Vegas received the deed to Floyd Lamb Park at Tule Springs from the state of Nevada on July 2, 2007, and the occasion marked a new beginning for this historic park.

Councilman Steven D. Ross and the City Council hosted the "Transfer of Deed Ceremony." The deed was ceremoniously presented to Councilman Ross and City Manager Douglas A. Selby by State Senator Dennis Nolan and Assemblywoman Marilyn Kirkpatrick.

In April of this year, the Floyd Lamb Park Master Plan was adopted by the Las Vegas City Council. Creating this master plan was a condition set by the state in order for the city to assume ownership of the park and the Recreation and Public Purposes (R&PP) leases for the adjacent land.

"The implementation of this plan will ensure that the natural open space



Councilman Steven D. Ross, Assemblywoman Marilyn Kirkpatrick, Pam Wilcox, State Senator Dennis Nolan and City Manager Douglas A. Selby after the deed was officially signed.

in this area is preserved for recreation and available for all to enjoy," said Councilman Steven D. Ross. "The citizens of Ward 6, the city of Las Vegas and interested organizations in southern Nevada have been instrumental in the development of this master plan and they deserve our appreciation."

The Planning & Development Department worked with Greenways Inc. to prepare the master plan. The Floyd Lamb Master Plan and its preferred alternative evolved through a rigorous and unique planning process. This process included input from the public through a series of meetings, surveys and forums including a Citizens Advisory Committee and a Technical Committee. Additionally, input was provided from several city departments, the state of Nevada and through analysis of the city's Northwest Open Space Plan and the Northwest Equestrian Park Master Plan.

Implementation of this plan will occur over many years. Funding for Floyd Lamb Park will come from a variety of sources that include, but are not limited to, the city of Las Vegas and the Southern Nevada Public Lands Management Act (SNPLMA) process. While this plan is intended to be a guiding document for the development of Floyd Lamb Park, each phase and its respective funding will have to be approved by the City Council.

The preferred alternative may be implemented in three phases and includes:

- Historical area improvements
- New park entrance
- Visitors Center/
Archaeological Museum
- Loop road
- New lakes and related facilities
- Recreational off-road bike park
- Park core boundary treatment
- Park perimeter boundary treatment
- Environmental enhancement areas
- Memorial garden
- Future community park

To view the plan, please visit www.lasvegasnevada.gov/Planning and select "master and special area plans." The document may be downloaded free of charge. Copies of the plan are also available for purchase at the front counter of the Development Services Center at 731 S. Fourth Street, Las Vegas, NV 89101.

2007 APEX Awards for Publication Excellence

The Planning & Development Department received two 2007 APEX Awards for Publication Excellence:

"Snapshot of Las Vegas 2005-2006" Annual Report in the Annual Report category. Rita Schoonmaker, Richard Wassmuth and Tina Past prepared this publication: www.lasvegasnevada.gov/files/PD_Annual_2005_2006.pdf

The "Green Building Program"

Campaign won in the Government Agency Communications category. The entire program including the City Council ceremonial presentation, media coverage, press releases, Web posting and campaign collateral created for the program were submitted as part of the entry. Department and other city staff members and program partners in the program's development are commended for their talent and efforts

and they are:

Tom Perrigo, AICP
Rob Levrant
Tina Past
Rita Schoonmaker
Diana Paul
Southern Nevada Home Builders Association
Green Building Initiative





CELEBRATE Formed to Go Green!

On July 2, 2007, the Planning & Development Department launched a pilot action plan that focuses on reducing the city's greenhouse gas emissions. The process began several months ago with the formation of the CELEBRATE (City Employees Lowering Energy Cost by Recycling And Tracking Efficiency) committee within the Planning & Development Department. The department set an ambitious target of a 10 percent reduction in greenhouse gas emissions by changing internal operations focusing on changing the way staff consumes paper and energy, recycles and drive vehicles.

Prior to the implementation, the committee surveyed employees to learn about recycling habits. The CELEBRATE committee found that convenience was

a key factor for employees to recycle. The following campaign was designed to increase sustainability through the education of employees:

- Provide additional recycling stations
- Launch an educational e-mail program
- Implement an awareness & education poster campaign
- Create the "Trick My Trash" contest

Over the next few months the CELEBRATE committee will be tracking and reporting the progress towards meeting the 10% greenhouse gas emission reduction target.

The committee is currently completing the second action plan to reform the department's business practices

incorporating sustainability into the municipal code and master plans. The department is also preparing the International Council for Local Environmental Initiatives assessment which is an estimate of the city's greenhouse gas production.

In August 2006, the Mayor and City Council adopted a resolution in support of government action to reduce global warming pollution and decrease energy dependency. The resolution is modeled after the U.S. Conference of Mayor's Climate Protection Agreement, and calls for the city to inventory warming emissions in city operations, and to set reduction targets for each department.

Citizens Leadership Academy



The 2006 Las Vegas Citizens Leadership Academy participants.

The Las Vegas Citizens Leadership Academy gives a behind-the-scenes look at government's operations to 25 Las Vegas residents and business owners. This program educates citizens who want to increase their knowledge about local government operations and have a desire to become more involved in their community.

The deadline to submit an application is Tuesday, July 31, 2007.

The 2007 Citizens Leadership Academy workshops will be held in September and October in the evening hours and there will be two Saturday sessions. The class concludes with graduation on Wednesday, November 7.

You can obtain applications by:

- Visiting www.lasvegasnevada.gov/citizensacademy
- Calling the City Manager's Office at 229-6501

You will:

- Learn about our downtown revitalization efforts
- Understand our role in traffic management
- Take tours of the city's water and wastewater treatment plants
- Learn about our use of hydrogen fuel technology
- Take a tour of the Regional Justice Center and the Development Services Center
- Learn about our efforts to help ex-offenders secure employment
- And much more!

NEWS UPDATES

AMERICAN CITY QUALITY MONTH

— APRIL 2007

Mayor Oscar B. Goodman recognized April as American City Quality Month. A proclamation was presented to Margo Wheeler, the director of the city's Planning & Development Department. Sponsored by a number of national agencies including the National League of Cities and the U.S. Conference of Mayors, the effort aims to raise awareness about the status and future of America's cities and promotes better city planning, decisions, design, development, management and action to improve our nation's cities.

HISTORIC PRESERVATION MONTH

— MAY 2007

The City Council proclaimed May as Historic Preservation Month in celebration of this year's theme, "Making Preservation Work." Mayor Goodman and Historic Preservation Commission Chair Bob Stoldal presented the 2007 Historic Preservation Awards to the Neon Museum Board of Trustees for their efforts to preserve the La Concha lobby and historic neon signs, the Junior League of Las Vegas for the preservation of the Morelli House and the Nevada State Historic Preservation Office for the Site Stewardship Program.



Homeowner Outreach

Many homeowners living in the City of Las Vegas want to start home improvement projects but may not know if permits are required, and if so, how to apply for one. During the month of June, the city of Las Vegas held four "Homeowner Nights" in area community centers to help homeowners navigate the process and have their specific questions about their improvement projects answered.

The three departments most involved in the home improvement application process, Planning & Development, Building and Safety and Public Works, hosted the informational sessions and also the special "open house" extended



Staff answered questions on a variety of issues relating to home improvement projects, and the services available.

hours at the Development Services Center that followed.

"City government is about serving the citizens and we wanted to get out into the neighborhoods where homeowners live," said Tom Perrigo, AICP, deputy director of the Planning & Development

Department. "We're hopeful that these events helped homeowners better understand what the permit requirements are and how to apply."

Patio covers, walls and fences, pools, and a home occupation business are the most frequent projects seen at the Development Services Center.

"We wanted to make it easier for homeowners to get the information they need without having to come to the Development Services Center

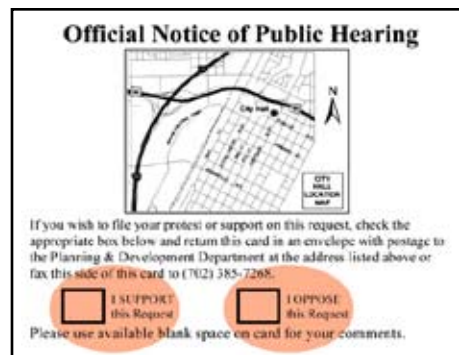
during regular business hours," said Earl Russell, deputy director of the Building & Safety Department.

Homeowners who attended were very pleased with the concept and gathered a lot of information that they needed to go forward with their projects.

"New and Improved" Notification System Saves Money and Resources

The Planning & Development Department and the City Clerk's office have put a new notification system in place that will save the city of Las Vegas thousands of dollars, time and paper. Property owners within required distances of a proposed action item that will be heard before the Planning Commission and City Council will now receive their notification on a postcard rather than a letter within an envelope.

More importantly, the postcard also serves as a return comment card for the recipient to express support or opposition to the proposed action item, making it easier for citizens to communicate



The postcard allows recipients to send comments in support of or opposition to a proposed action.

with their government and therefore increasing citizenry feedback to the city.

The postcard actually provides more information than the previously used letters and still includes a map indicating the property location of the proposed action item. All of the action items associated with the property are listed on a single postcard; previously a separate notification letter was sent for each item. Additional postcards will be used when multiple cases exceed the space provided on a single postcard.

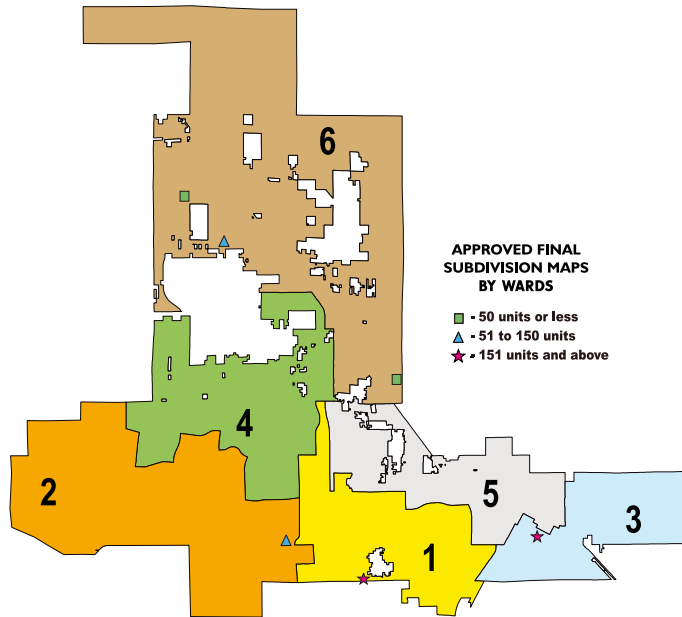
The anticipated cost savings in materials and postage are expected to

be in excess of \$1,000 per meeting and there are two Planning Commission and City Council meetings each month. The first full run of the new notification postcards was employed for the June 14, 2007 Planning Commission meeting.

Eliminating the labeling and stuffing process will also result in considerable savings in staff time. The city will be measuring these savings in order to determine the actual savings of the new process.

Besides the cost of the stationary paper and envelopes previously used for mailing a separate notification of each action item, there are environmental benefits from reducing the number of trees harvested, ink expended and trash produced. The city of Las Vegas is committed to sustainable practices and wise stewardship of natural and financial resources.

The distance from the property under consideration that is used to send notifications to adjacent and nearby property owners is 1,000 feet, 250 feet more than the state of Nevada requirement.



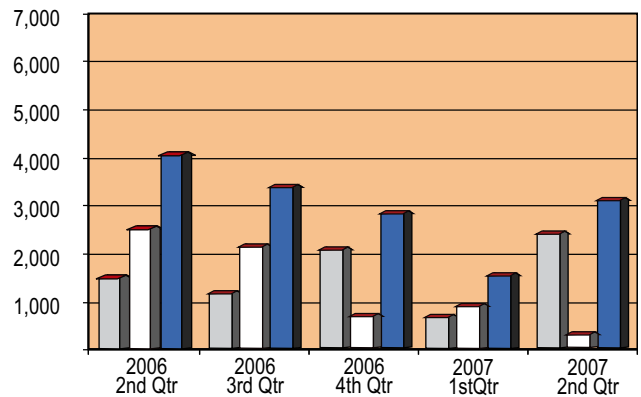
Leading Economic Indicators For Clark County

"The Southern Nevada Index of Leading Indicators moved upward for June, a reflection of data in April and a forecast for November. As such, we see an outlook for slow modest growth. Moreover, the U.S. and southern Nevada indexes show sideward movement and have moved in a highly correlated fashion since 2005."

Source: UNLV Center for Business and Economic Research

Tentative Final Maps Total

Approved Subdivision Lots



Source: city of Las Vegas

Approved Subdivision Lots

	Tentative Maps	Final Maps	Total
2nd Qtr-2006	1,539	2,611	4,150
3rd Qtr-2006	1,261	2,250	3,511
4th Qtr-2006	2,175	767	2,942
1st Qtr-2007	603	892	1,495
2nd Qtr-2007	2,444	636	3,080
% Chg Last Qtr	305.3	-28.7	106.0
% Chg Last Year	58.8	-75.6	-25.8

Leading Economic Indicators

CLARK COUNTY SERIES	DATE	UNITS	LATEST PERIOD	CHANGE PREVIOUS PERIOD	CHANGE YEAR AGO	CONTRIBUTION TO INDEX *
RESIDENTIAL BUILDING						
Units Permitted	Apr-07	#Units Permitted	2,037	0.64%	-24.25%	-0.000%
Permit Valuation	Apr-07	Dollars	\$ 371,956,675	61.99%	3.86%	0.001%
COMMERCIAL BUILDING						
Permits	Apr-07	#Units Permitted	105	-21.64%	-21.64%	0.020%
Permit Valuation	Apr-07	Dollars	\$ 232,975,925	-16.09%	80.95%	0.067%
TAXABLE SALES	Apr-07	Dollars	\$ 2,908,759,416	-12.93%	-1.40%	-0.230%
McCARRAN AIRPORT	Apr-07	Passengers Enplaned/Deplaned	3,981,946	-4.63%	2.50%	-0.011%
GALLONS OF GASOLINE	Apr-07	Thousands of Gallons	68,033,398	-2.33%	0.61%	-0.035%
GROSS GAMING REVENUE	Apr-07	Dollars	\$ 892,759,946	0.35%	8.30%	0.479%
CONVENTIONS HELD						
Visitor Volume	Apr-07	People	3,314,448	-4.12%	0.39%	-0.038%
Attendance	Apr-07	People	518,065	-24.13%	-5.09%	0.003%
OVERALL CHANGE IN LEADING INDICATOR **	Jun-07		133.06	0.26%	-0.46%	0.26%

* The contribution to the index is a net-weighted average of each series after adjustment for seasonal variation.

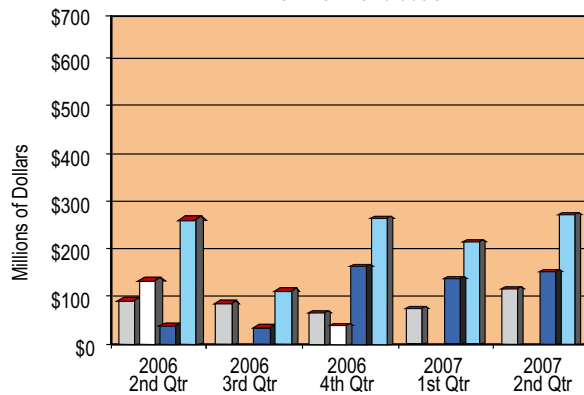
** The index is a six month forecast (October 1, 2007) from the month of the data (April 1, 2007) and four months from the month of the series (June 1, 2007).

Source: UNLV Center for Business and Economic Research



Single Family
 Multi-Family
 Commercial
 Total

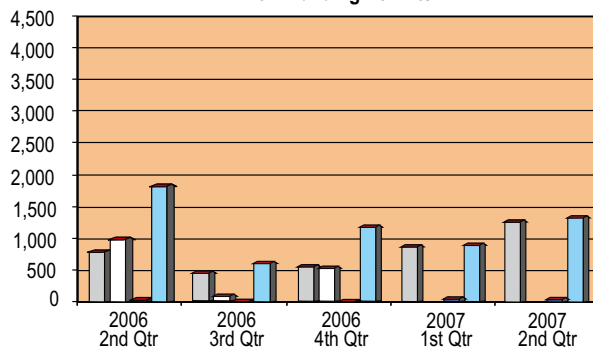
New Permit Valuation



New Permit Valuation

	Single Family	Multi-Family	Commercial	Total
2nd Qtr-2006	\$ 93,598,507	\$132,167,796	\$ 37,404,046	\$263,170,349
3rd Qtr-2006	\$ 63,346,600	\$ 15,812,649	\$ 41,240,464	\$120,399,713
4th Qtr-2006	\$ 64,426,957	\$ 37,683,675	\$163,286,302	\$265,396,934
1st Qtr-2007	\$ 77,682,315	--	\$136,901,985	\$214,584,300
2nd Qtr-2007	\$118,454,694	--	\$152,334,473	\$270,789,167
% Chg Last Qtr	52.5	-100.0	11.3	26.2
% Chg Last Year	26.6	-100.0	307.3	2.9

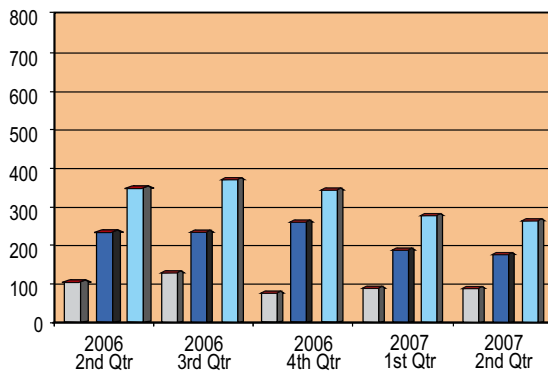
New Building Permits



New Building Permits

	Single Family	Multi-Family	Commercial	Total
2nd Qtr-2006	760	983	39	1,782
3rd Qtr-2006	487	125	45	657
4th Qtr-2006	476	457	40	973
1st Qtr-2007	687	--	25	712
2nd Qtr-2007	991	--	36	1,027
% Chg Last Qtr	44.3	0.0	44.0	44.2
% Chg Last Year	30.4	100.0	-7.7	-42.4

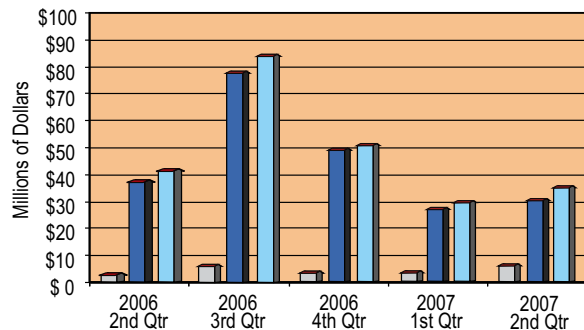
Additions and Remodels



Additions and Remodels

	Single Family	Commercial	Total
2nd Qtr-2006	103	231	334
3rd Qtr-2006	128	227	355
4th Qtr-2006	78	251	329
1st Qtr-2007	86	177	263
2nd Qtr-2007	86	177	263
% Chg Last Qtr	0.0	0.0	0.0
% Chg Last Year	-16.5	-23.4	-21.3

Additions and Remodel Valuation



Additions and Remodel Valuation

	Single Family	Commercial	Total
2nd Qtr-2006	\$ 3,006,021	\$ 37,613,519	\$ 40,619,540
3rd Qtr-2006	\$ 6,245,816	\$ 78,874,807	\$ 85,120,623
4th Qtr-2006	\$ 2,466,733	\$ 48,425,365	\$ 50,892,098
1st Qtr-2007	\$ 2,930,470	\$ 26,569,075	\$ 29,499,545
2nd Qtr-2007	\$ 5,232,608	\$ 30,275,459	\$ 35,508,067
% Chg Last Qtr	78.6	13.9	20.4
% Chg Last Year	74.1	-19.5	-12.6

Source: city of Las Vegas (including subdivision information)



Ricki Y. Barlow Councilman Ward 5



Councilman Ricki Y. Barlow is dedicated to serving the public and building a strong community for his constituents.

Ricki Y. Barlow was sworn into office on June 20, 2007. Having been a lifelong resident of Las Vegas, he knows intimately the unique character of Ward 5 and southern Nevada.

Councilman Barlow began his interest in government at an early age, serving as student body president at Vocational-Technical High School. After graduating from UNLV with a degree in political science, he continued to pursue public service when he served as a legislative aide in Washington, D.C. to then-U.S. Sen. Richard Bryan. In Washington, the future councilman

got to see first hand the importance and honor of representing constituents as an elected official.

Upon returning to Las Vegas, he turned his love of public service into a career when he joined the staff of then-Las Vegas City Councilman Lawrence Weekly in 2000. As a council liaison, he was instrumental in helping implement numerous projects, including efforts to revitalize neighborhoods and clean up blighted areas, repave and rebuild streets to improve traffic flow, help get more police patrols in Ward 5 neighborhoods and bring economic diversity to the area.

Councilman Barlow has held numerous community positions in recent years including: member, Las Vegas Metropolitan Police Gang Task Force and Citizens Advisory Police Academy; chairman of the Las Vegas Clark County Library District, Board of Trustees; the director of Educational Affairs-Alpha Phi Alpha Fraternity Inc.; director of Alpha Men & Divas of Tomorrow Youth Program; district executive of the Boy Scouts of America; and director of the Welfare to Work program at Westcare Drug Treatment Center.

Over the years, Councilman Barlow has received awards and accolades for his community service including the Community Partners "Portrait of Pride" Award, Nevada Library Association Trustee of the Year and Clark County School District PAL Program Supervisor of the Year.

Las Vegas GROWTH WATCH



City of Las Vegas

Planning & Development Department

731 S. 4th St.
Las Vegas, NV 89101
(702) 229-6301
FAX (702) 474-7463
TDD (702) 386-9108

Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
Councilman Ricki Y. Barlow, Ward 5

City Manager

Douglas A. Selby

Deputy City Managers

Steven P. Houchens
Elizabeth N. Fretwell
Orlando Sanchez

Planning & Development Department

Director M. Margo Wheeler, AICP
Deputy Director Tom Perrigo, AICP

GROWTH WATCH is published quarterly by the city of Las Vegas Planning & Development Department.

Tina Past, editor
Rita Schoonmaker, layout and design
Richard Wassmuth, quarterly charts

Story Contributors

City of Las Vegas
Planning & Development Department,
Paul Grimyser
Courtney Mooney
Tom Perrigo, AICP
Tina Past

Photos by

City of Las Vegas
Leisure Services Department
Planning & Development Department

For a subscription or more information on Planning & Development publications and map services, call (702) 229-2343 or e-mail us at: planning@lasvegasnevada.gov

Find us at: www.lasvegasnevada.gov/Planning